

City of Bloomington, Minnesota
DEPARTMENT OF COMMUNITY DEVELOPMENT

CASE:	PL2016-153
APPLICANT:	Plekkenpol Builders
LOCATION:	8324 Beard Rd
REQUEST:	Variance to reduce the side yard setback from 10 feet to 6.4 feet for a dwelling addition and from 10 feet to 8.9 feet for an existing dwelling

FINDINGS

Variance Findings – Section 2.98.01 (b)(2)(A-C)

A) That the variance is in harmony with the general purposes and intent of the ordinance;

- The requested variance for a minor addition to enhance the long-term use and desirability of the home is consistent with the general purpose and intent of the City Code to allow reasonable use and expansion. The lot configuration restricted logical expansion options consistent with the floor plan.

B) That the variance is consistent with the comprehensive plan;

- The variance is consistent with the Comprehensive Plan, which encourages logical expansion to the older housing stock.

C) When the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

- The lot is diamond-shaped and has minimal space to add on to the sides of the lot. The lot is situated on the side of a cul-de-sac.

Practical difficulties as used in connection with the granting of the variance, means that:

(i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;

- The proposed addition to accommodate a laundry room is a reasonable request. Also, the proposed addition is minimal, only 80 square feet, and will not affect adjacent property owners.

(ii) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

- The layout of the home limits the location on the lot for a home addition without a variance. The landowner purchased the home as originally constructed and did not create this circumstance.

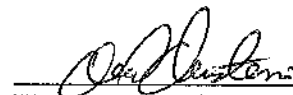
(iii) The variance if granted will not alter the essential character of the locality.

- The variance to provide an 80 square foot home addition is in harmony with the general purposes and intent of the ordinance and is not anticipated to alter the character of the neighborhood.

RECOMMENDATION

In Case PL2016-153, having been able to make the required findings, I move to adopt a resolution approving a variance to reduce the side yard setback from 10 feet to 6.4 feet for a principal home addition and from 10 feet to 8.9 feet for the existing dwelling at 8324 Beard Road, subject to following conditions.

1. Ongoing The proposed principal home addition must be as shown on the approved plans in Case File #PL2016-153.
2. Ongoing Exterior building materials must be consistent with those used on the existing dwelling.
3. Prior to Permit Building plans shall be approved by the Building and Inspections Department.



Hearing Examiner
October 18, 2016